

8-UNIT APARTMENT BUILDING

1206 Carlton Ct. Fort Pierce, FL 34949



FOR SALE | \$2,250,000

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

Brian Schwan

772.286.5744 Office

772.215.1167 Mobile

bschwan@commercialrealestatellc.com

PROPERTY OVERVIEW

- The property is within walking distance of charming local restaurants and the Fort Pierce Jetty public beach access and only 2 blocks from the intercoastal. Historic downtown Fort Pierce is only a 3 min drive.
- Built in 1984, each unit hosts 2 bedrooms and 2 bathrooms, 6 of the 8 units have been renovated leaving an open *value-add* opportunity.
- Construction features include CB stucco and a metal roof.
- The surrounding neighborhood is comprised of high-end single family homes and multi-unit complexes.



PRICE	\$2,250,000
BUILDING SIZE	7,790 sf
BUILDING TYPE	Apartment Building
ACREAGE	.34
FRONTAGE	125'
TRAFFIC COUNT	27,500 ADT (W Dixie Hwy)
YEAR BUILT	1984
CONSTRUCTION TYPE	CB Stucco
ZONING	R-4A
LAND USE	HIR
PARCEL ID	2401-601-0024-000-6

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

Brian Schwan

772.286.5744 Office

772.215.1167 Mobile

bschwan@commercialrealestatellc.com

SITE PHOTOS



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Brian Schwan
772.286.5744 Office
772.215.1167 Mobile
bschwan@commercialrealestatellc.com

DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	4,422	1 Mile	\$78,527	1 Mile	53.20
3 Mile	24,489	3 Mile	\$70,897	3 Mile	49.20
5 Mile	64,064	5 Mile	\$60,915	5 Mile	44.50

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	5,286	1 Mile	\$65,695	1 Mile	59.70
3 Mile	28,997	3 Mile	\$47,847	3 Mile	54.50
5 Mile	74,500	5 Mile	\$42,417	5 Mile	45.60

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Brian Schwan
772.286.5744 Office
772.215.1167 Mobile
bschwan@commercialrealestatellc.com

ZONING INFORMATION

ZONING DISTRICT	R4A
-Detached House	P
-Duplex	P
-Townhouse	P
-Multi-Dwelling Building	P
-Mobile or Manufactured Home	-
-Manufactured Home Park or Subdivision	-
-Mobile Home Park	-
-Mixed-Use Building or Development	C
Home Occupations (per requirements of Section 125-318)	P
Group Living (except as noted below)	C
-Community Residential Home, Type 1 (1-6 residents)	P
-Community Residential Home, Type 2 (7-14 residents)	-
-Dormitories, Fraternity and Sorority Houses	C
Community/Cultural (except as noted below)	C
-Community Center	C
-Fraternal Organization/Lodge	C
-Library or Cultural Exhibit	C
-Environmental Research and Education Facilities	C
Day Care	C

-Adult Day Care Center	C
-Day Care Center	C
-Child Care Facility	C
-Family Day Care Home	P
Educational Facilities	
-College or University	C
-Elementary, Middle or High School	C
-Safety Service	C

"P" = Permitted Usage "C" = Conditional Usage

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

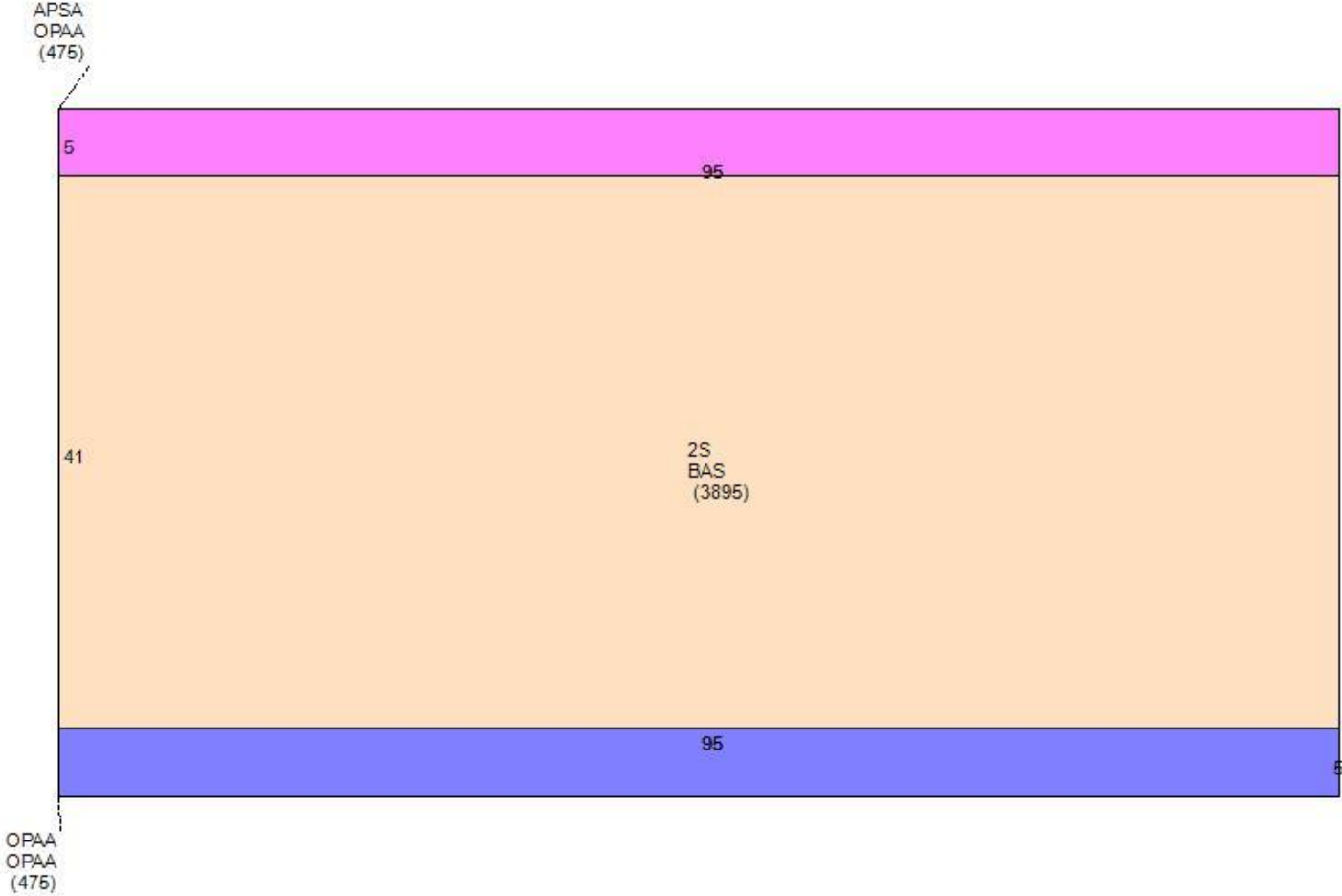
Brian Schwan

772.286.5744 Office

772.215.1167 Mobile

bschwan@commercialrealestatellc.com

FLOOR SKETCH



Jeremiah Baron
& CO.
Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Brian Schwan
772.286.5744 Office
772.215.1167 Mobile
bschwan@commercialrealestatellc.com

TRADE AREA MAP



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Brian Schwan
772.286.5744 Office
772.215.1167 Mobile
bschwan@commercialrealestatellc.com